



The Dobson Association, Inc.
Board of Directors General Session Meeting
Wednesday, May 28, 2025 at 7:00pm
La Casita, Grande Room 2719 S Reyes, Mesa AZ 85202

Members Present:

President: Bradley Bettencourt
Vice President: Holly Prasetio
Treasure: Katelyn Noble
Member: Marc Lavender
Member: Sam Javelosa
Member: Michael Snedeker

Members Absent:

Member: Sandy Murray

Homeowners Present: (4)

Also in Attendance:

Steve Burns, CMCA, AMS, CAAM, Community Manager, City Property Management
Cesar Martinez, Compliance Coordinator/Assistant Manager, City Property Management, acting Independent Recording Secretary
April Lord, CMCA, AMS, CAAM, Vice President of Management Services, City Property Management
Chad Turner, Lifestyle Department Manager, Dobson Ranch
Marc Diaz, Facilities Maintenance Supervisor, Dobson Ranch

I. Call to Order / Establish Quorum

- A. The meeting was called to order at 7:11PM.
- B. Pledge of Allegiance
- C. Completed verbal role call to establish quorum. Quorum established

II. Approval of Agenda

- A. A **MOTION** was made by Sam and seconded by Holly for the following resolution be adopted: RESOLVED: struck discussion of "Landscape Contractor Decision" from the agenda. The motion was carried and the resolution adopted by a unanimous, affirmative vote.
 - a. Holly **AMENDED** motion Katelyn seconded, to have this discussion in the next workshop meeting. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

III. Approval of Previous Meeting Minutes

- A. A **MOTION** was made by Sam and seconded by Michael for the following resolution be adopted: RESOLVED: to approve April 23, 2025 meeting

minutes. The motion was carried, and the resolution was adopted by affirmative vote. Holly abstained.

- a. Brad **AMENDED** motion Sam seconded to approve meeting minutes pending minor changes, Holly abstained.

IV. Open Comments

- Homeowner explains the landscape maintenance status and its history.

V. President's Report:

Brad mentioned that the City of Mesa breakfast was successful. He also explained how the Annual Meeting Quorum was interpreted for the 2025 Annual Meeting Voting Ballots and the outreach communication that will be provided before the next Annual Meeting. He described the car accident that happened on Meseto over the weekend and some potential options on repairing the monument sign. Brad addressed that Alicia Saxby has resigned from the board. Brad explained that the board is actively looking for new board members. He addressed some concern from board members resigning before the end of their term. He also went over finances for the operating budget and reserve study.

VI. Treasurer's Report:

Katelyn reported that the budget and finance committee reviewed and approved the April financial statements, March financial statements were corrected, and she addressed the status of our current investments.

VII. Committee Reports

A. *Recreation Committee:* Marc Lavender explained pickleball status and rule enforcement. He also mentioned upcoming events that are happening within the community in the coming months.

B. *DRAC - Architectural Review:* This was tabled due to no DRAC representative available to report an update.

C. *Master Planning:* Tim McElrath reports on a potential bollard light usage in the community, no recommendation to the board. Provided Kurapia update and status.

D. *Water/Lake Management:* Katelyn Noble presented a new monitoring schedule for lakes. There are two applications to join the committee. No recommendations from committee to the board. Holly **MOTION** Sam seconded to approve Sharon Bushart and Jennifer Grigsby to be appointed to the Water/Lake Management Committee pending the committee's approval of them as members, and pending Jennifer's commitment to read the charter of the committee. Motion passed by unanimous vote.

E. *Budget & Finance*: Katelyn Noble reported that the committee reviewed the April financials, nothing to report at this time. Recommendation was to have the board approve April financials. Sam mentioned that he has some reservations for the financials at this time but will reach out to budget and finance to get confirmation.

F. *Preschool*: Krysta Rader presented that the preschool school year is over and they will regroup in August when the school year resumes. Over the summer preschool club will be more involved in the events and promote open enrollment for the preschool this upcoming year. Preschool committee has been looking for a board liaison since the resignation of a former board member. She also mentioned some budget issues and concerns. She also mentioned that the preschool will look into how they can plan school field trips in the future and how to budget for it.

G. *CC&R(Ad- Hoc)*: Holly presented that the committee has been paused for the time being but will be activated in the near future. Holly mentioned that the committee is searching for new members.

H. *Policy (Ad-Hoc)*: Holly presented that the committee has been paused for the time being but will be activated in the near future. Holly mentioned that the committee is searching for new members.

VIII. Management Report

Steve Burns presented the Management Report recapping action items, compliance report, work orders, and escrows. This past month we have had 200 phone calls, 27 escrows, 43.49% of the residents are now signed up for email statements, 71.95% of the membership has activated their portal access. City Property is sponsoring the "Grill n Thrill" event, Steve Burns will be attending. Steve mentioned that the dock at Saratoga has been examined by an engineer due to it moving and shifting. We are waiting for the engineer's report, and we are actively looking at different options. Laguna Park playground new wood chips next Tuesday, and it will be retested. Steve discussed the changes with reopening the Saratoga playground. The consensus from vendors is to add a retaining wall so wood chips do not runoff into the lake. He addressed the vandalism that was done to the bladder installed in a pipe to block both sides of the lake near the gate valve at lake three. Steve advised that some of the water fountains around the lakes are falling apart and no longer functioning. Steve mentioned there has been difficulty finding the parts to repair fountains. Steve gave the floor to Chad Turner, Lifestyles Department Manager, to propose a new 16 page "Round Up" magazine update to go out quarterly and to residents' property addresses.

- Brad **MOTION** Marc seconded to remove the water fountains that are not functioning, and revisit in a future board meeting. Motion passed unanimously.
- Brad **MOTION** Holly seconded to have the 16 page, "Round Up" go out quarterly to residents' property addresses. Passed by affirmative vote, Sam

stated nay.

A. Facilities Maintenance Report: Marc Diaz stated that there is a micro-leak in Saratoga A/C unit, the vendor will analyze and report back to Marc with findings. Marc Diaz mentioned there has been active vandalism to the irrigation system around the community. Holly would like the minutes to note that she would like the board to review the irrigation system budget for 2026 and to revisit adding security/cameras around the community in a future board meeting. Steve mentions that he is actively looking for security vendors but has not been able to get consistent information from our current vendor. Marc mentions that he is going to try and salvage the letters from the monument sign on Meseto where the car accident occurred.

IX. Old Business

A. Landscape Contractor Decision:

- a. This item was struck from the agenda and tabled until the June Board Meeting.

X. New Business

a. Ratification of Lake 3 Gate Valve Removal:

- i. Brad **MOTION** Holly approved ratification of the decision on Lake 3 Gate Valve Removal. Motion passed unanimously.

b. Janitorial Contact Discussion

- i. Holly **MOTION** Sam seconded to enter into contract with Good Neighbor Property Services to provide services for 30 hours a week at \$4,785 a month to be paid from operating. They will take over janitorial services and we will provide notice to our current janitorial services contract. Motion passed unanimously.

c. La Casita and Footbridge Paint and Repair Project

- i. Sam **MOTION** Katelyn seconded to approve the paint proposal from MTS Painting to repair and paint La Casita for \$22,000 and the Footbridge for \$6,000 to be paid from reserves. Brad says nay, motion passed by affirmative vote.

d. Bathroom Discussion

- i. Brad **MOTION** Holly seconded to approve solicit offers to purchase the bathroom in Nevada. Approved by unanimous vote.
- ii. Holly **MOTION** Katelyn seconded to have the board readdressed topic in November Executive Board Meeting. 3 to 3 vote motion does not pass.

XI. Adjournment

A **MOTION** was made by Brad to adjourn the general session meeting at 8:58PM.

Respectfully submitted:
Cesar Martinez
Independent Recording Secretary